CHALLAN
MTR Form Number-6

GRN	MH000215044202223E	BARCODE	Date	06/04/2022-15:33:25	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	PRAVIN G PATIL
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No. Premises/Building**	D-5 VANDANA FLATS
Account Head Details	**Amount In Rs.**	**Road/Street**	CANAL ROAD
0030072201 SEARCH FEE	750.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	SEARCH FEES 1992-2022 PLOT NO. 17 FUTALA
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022040609025	IK0BPVHXC5
Cheque/DD No.		Bank Date	RBI Date	06/04/2022-15:24:34	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822470484

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 06-04-2022 03:34:20

PRAVIN G PATIL
Advocate
Email. pravinpatil2457@gmail.com

Off : 40,Ghatate Chambers, 3rd Floor
Ramdaspeth, Nagpur-10.
(MOB)- 9822470484.

FORMAT-A

(Circular No. 28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub:-Title Clearance Certificate with respect to ALL THAT Piece and Parcel of Land bearing **PLOT No. 17** admeasuring 513.50 Sq. Mtrs out of the sanctioned layout of The Ujwal Sahakari Gruh Nirman Sanstha Layout, Nagpur being a portion of the entire land bearing Kh. No. 9/1 of **MOUZA – FUTALA**, bearing CITY SURVEY No. 143 and SHEET No. 46 bearing Municipal Corporation House No. 404 situated at Bharat Nagar, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR (Hereinafter referred to as said Land")

I have investigated the title of the said property on the request of (i) **SHRI. DILIP LALJI PATIL**, (ii) **SHRI SARANG DILIP PATIL**, **AND (iii) SHRI. PRITESH DILIP PATIL** and the following documents i.e

1) **Description of Property :-**

ALL THAT Piece and Parcel of Land bearing **PLOT No. 17** admeasuring 513.50 Sq. Mtrs out of the sanctioned layout of The Ujwal Sahakari Gruh Nirman Sanstha, Nagpur being a portion of the entire land bearing Kh. No. 9/1 of **MOUZA – FUTALA**, bearing CITY SURVEY No. 143 and SHEET No. 46 bearing Municipal Corporation House No. 404 situated at Bharat Nagar, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.

2) Following documents of allotment of the aforesaid properties:-

i) Sale Deed of Plot No. 17 Dated 30-03-1974 executed by The Ujwal Sahakari Gruh Nirman Sanstha Layout, Nagpur in favor of Shri. Laxman Yadavrao Dhote registered in the office of the Joint Sub-Registrar, Nagpur-III in Addl Book No. 1, Volume 169 on Pages 89 to 94 at Sr. No. 383 (P).

ii) Sale Deed of Plot No. 17 Dated 22-12-2015 executed by Shri. Laxman Yadavrao Dhote in favor of Mrs. Jyoti Dilip Patil registered in the office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1, at Sr. No. 6518.

iii) Death Certificate of Mrs. Jyoti Dilip Patil dated 23-12-2018.

iv) City Survey Property Card in the name of (i) **SHRI. DILIP LALJI PATIL**, (ii) **SHRI SARANG DILIP PATIL**, **AND (iii) SHRI. PRITESH DILIP PATIL** Mutation Entry No. 574 dated 16-05-2019.

v) Power of Attorney excuted by (i) Shri. Sarang Dilip Patil and (ii) Shri. Pritesh Dilip Patil in favor of Shri. Dilip Lalji Patil which is duly registered on 11-02-2022 in Book No. 1 at Serial No. 952 in the Office of the Joint Sub Registrar-3, Nagpur.

vi) NMC Tax bearing House No. 404.

vii) Building Permit No. 693/BP/Futala/TP/NMC/403 Dated 24-01-2022.

viii) Sanction Building Map by the Assistant Director, Town Planning Department, Nagpur Municpal Corporation dated 24-01-2022.

3) I have taken the search of Records of Registrar's office for last 30 years by paying the necessary search fee Vide receipt **GRN** MH000215044202223E dated 6-04-2022.

Search Report for 30 years from 1992 till 2022.

4) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the Opinion that the title of (i) **SHRI. DILIP LALJI PATIL**, (ii) **SHRI SARANG DILIP PATIL**, **AND (iii) SHRI. PRITESH DILIP PATIL** is clear, marketable and without any encumbrances.

5). **OWNERS OF THE LANDS**

(i) **SHRI. DILIP LALJI PATIL**, (ii) **SHRI SARANG DILIP PATIL**, **AND (iii) SHRI. PRITESH DILIP PATIL** are the Owners of

ALL THAT Piece and Parcel of Land bearing **PLOT No. 17** admeasuring 513.50 Sq. Mtrs out of the sanctioned layout of The Ujwal Sahakari Gruh Nirman Sanstha, Nagpur being a portion of the entire land bearing Kh. No. 9/1 of **MOUZA – FUTALA**, bearing CITY SURVEY No. 143 and SHEET No. 46 bearing Municipal Corporation House No. 404 situated at Bharat Nagar, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.

6) The report reflecting the flow of title of the Owners namely (i) **SHRI. DILIP LALJI PATIL**, (ii) **SHRI SARANG DILIP PATIL**, **AND (iii) SHRI. PRITESH DILIP PATIL** on the said Land is encloased herewith as ANNEXURE-A

NAGPUR
7-04-2022.

PRAVIN G PATIL.
(Advocate)

PRAVIN G. PATIL
ADVOCATE
D/5, VANDANA FLATS,
CANAL ROAD, RAMDASPETH,
NAGPUR-10.

PRAVIN G PATIL
Advocate
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Off : 40,Ghatate Chambers, 3rd Floor
Ramdaspeth, Nagpur-10.
(MOB)- 9822470484.

FORMAT-A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

(I) ALL THAT Piece and Parcel of Land bearing **PLOT No. 17** admeasuring 513.50 Sq. Mtrs out of the sanctioned layout of The Ujwal Sahakari Gruh Nirman Sanstha, Nagpur being a portion of the entire land bearing Kh. No. 9/1 of **MOUZA – FUTALA**, bearing CITY SURVEY No. 143 and SHEET No. 46 bearing Municipal Corporation House No. 404 situated at Bharat Nagar, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR Originally belonged to Shri. Laxman Yadavrao Dhote having purchased from The Ujwal Sahakari Gruh Nirman Sanstha, Nagpur way of a Sale Deed dated 30-03-1974 which is duly registered in the office of the Joint Sub-Registrar, Nagpur-III in Addl Book No. 1, Volume 169 on Pages 89 to 94 at Sr. No. 383 (P).

(II) THAT, the said Shri. Shri. Laxman Yadavrao Dhote later on sold the said Plot No. 17 to Smt.Jyoti Dilip Patil by way of a Sale Deed dated 22-12-2015 which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1, at Sr. No. 6518.

(III) THAT, Smt. Jyoti Dilip Patil died intestate on 23-12-2018 leaving behind her husband (i) Shri. Dilip Lalji Patil and two sons (ii) Shri. Sarang Dilip Patil and (iii) Shri. Pritesh Dilip Patil, the Vendors herein above named as her only legal heirs and successors to inherit the said property and their names are also accordingly mutated in the relevant revenue records; AND .

(IV) **THAT,** (i) Shri. Sarang Dilip Patil and (ii) Shri. Pritesh Dilip Patil has executed a Power of Attorney in favor of their father Shri. Dilip Lalji Patil which is duly registered on 11-02-2022 in Book No. 1 at Serial No. 952 in the Office of the Joint Sub Registrar-3, Nagpur.

(IV) **THAT, the said (i) Shri. Dilip Lalji Patil (ii) Shri. Sarang Dilip Patil and (iii) Shri. Pritesh Dilip Patil** have formed a Partnership firm dated 3-02-2022 in the name of "**Kausalya Builders & Developers**" engaged in the business of construction, development, sale of residential and commercial complex and other allied business and have entrusted the entire work of construction and development of the said land to "**Kaushalya Builders & Developers**"

Sr. No.

1. **City Survey Property Card as on date of application for Registration.**
2. **Mutation Entry No.** 574 DATED 16-05-2019.
3. **Search Report for 30 years from 1992 till 2022 taken from Sub Registrar Office.**

NAGPUR
7-04-2022.

PRAVIN G PATIL.
(Advocate)

PRAVIN G. PATIL
ADVOCATE
D/5, VANDANA FLATS,
CANAL ROAD, RAMDASPETH,
NAGPUR-10.